## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

1/413 Church Road, Templestowe Vic 3106

#### Indicative selling price

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Single price \$850,000

#### Median sale price

Median price	\$955,251	Pro	perty Type Unit	:	Suburb	Templestowe
Period - From	01/07/2024	to	30/09/2024	Sourc	ce REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	4/245 Williamsons Rd TEMPLESTOWE 3106	\$632,000	18/07/2024
2	6/106 Wood St TEMPLESTOWE 3106	\$637,500	18/06/2024
3	3/106 Wood St TEMPLESTOWE 3106	\$644,300	01/06/2024

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

25/11/2024 13:48









Property Type: Unit Land Size: 280 sqm approx Agent Comments Indicative Selling Price \$850,000 Median Unit Price September quarter 2024: \$955,251

# **Comparable Properties**

4/245 Williamsons Rd TEMPLESTOWE 3106 (REI/VG) 2 1 2 1 1 1 Price: \$632,000 Method: Private Sale Date: 18/07/2024 Property Type: Unit	Agent Comments
6/106 Wood St TEMPLESTOWE 3106 (REI/VG) 2 2 2 1 Price: \$637,500 Method: Private Sale Date: 18/06/2024 Property Type: Unit Land Size: 71 sqm approx	Agent Comments
3/106 Wood St TEMPLESTOWE 3106 (REI/VG) 2 2 2 1 Price: \$644,300 Method: Auction Sale Date: 01/06/2024 Property Type: Townhouse (Res)	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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